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HOMEMAKERS' CHAT

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U. S. DEPARTMENT OF AGRICULTURE
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(Release on receipt.)

Subject: "WITH AN EYE TO FARM-HUNTING." Information from the Farm Security Administration, U. S. Department of Agriculture.

If you are the wife of a World War II veteran.....or even if your husband is still in the service and you're counting the days until he returns.....then you're probably very interested in the many opportunities that are open to him because of his military service. You are making plans.....and if those plans center around a farm of your own, you may want to learn about farm ownership loans made by the Farm Security Administration.

The Bankhead-Jones Act of Congress makes it possible for men with farm experience, including veterans, to become farm owners without an otherwise necessary down-payment. It requires that the farm to be bought must first be appraised, and that the price you pay be based on the long-time earning capacity of the land and not on a present inflated value.

Would you like to know a little about how and why these appraisals are made? The information may be useful when you go "farm-hunting", and help you avoid headaches and heartaches later on. Appraisers are men trained to see things about a farm that you might miss or consider unimportant, and they make a pretty thorough check-up. They investigate your water supply, for example. Is it a source of disease that may cause sickness and big doctor bills for your family at some later date? You can drill a new well, of course, but how much would it cost? And could you be sure of a dependable source of water even if you did have the money to drill? Your family and your livestock both need water, so the supply is an important item.

What about the land itself? It may look like good black earth to you, and there are some nice crops on it this year. But how deep is that black soil,

and how long will it last? Remember, you're buying not just for this year, but probably for a life-time, and you don't want a farm that won't keep on producing every year.

Then a prospective owner should know a lot about the house on the place. Is the foundation strong and solid or is it sinking? How about the walls? And is the roof in good condition or is it sagging or leaking? Watch out for expensive repairs that may be needed in the years ahead. What will be the market for your livestock or crops, and how will you get them there? Will mud roads seal you off from the world for several months each year? How about the schools your children will attend? What kind of churches and community groups are nearby? Are there a doctor and a hospital near enough if you need them?

The most important thing an appraiser determines is whether you can make enough money on the farm to support your family, and have enough left over to pay for the farm within the term of the loan. Under the Bankhead-Jones Act, the term is forty years, but who can say the present good farm prices for crops and livestock will continue through the next forty years? To be on the safe side, the appraiser makes an estimate based on the average prices for a similar period of years in the past.

He looks over the farm and decides what crops can be grown most economically and profitably, and about how many acres should be put in each. He figures out how much pasture is available, how much livestock could be fed from that pasture, how much land would be suitable for grain, and how much yield could be expected per acre from that type of land.

You see, there are farms that "appraise out", and that have the home and community advantages you want and need. If you don't find the right one the first time, what about taking a second look?

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